



After recording return to:
Todd F. Card and Erin M. Card
602 Loma Linda Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Todd F. Card and Erin M. Card
602 Loma Linda Drive
Klamath Falls, OR 97601

File No.: 7021-677464 (SAC)
Date: October 04, 2005

M05-66683

Klamath County, Oregon

10/17/2005 12:06:30 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Jack Polk and Beverly Polk as tenants by the entirety, Grantor, conveys and warrants to **Todd F. Card and Erin M. Card as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13 of Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$295,000.00**. (Here comply with requirements of ORS 93.030)

JP

File No.: **7021-677464 (SAC)**
Date: **10/04/2005**

Beverly Polk
Beverly Polk

me on this 1 day of Oct., 2005
[Signature]

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